

DENSITY/GROWTH (Issue Paper 2)

To what extent should Loudoun County accommodate future growth and when?

Option A: Maintain existing policies of the Revised General Plan.

Option B: Allow for increased growth, including increased residential densities which will increase the County's share of regional housing for the metropolitan area.

Option C: Link residential growth to rate of employment growth to maintain a specific level of available units.

Staff recommends: Option C which provides a link between housing development to employment growth.

HOUSING MIX/DESIGN (Issue Paper 3)

What is the desired pattern and design characteristics for the Upper Broad Run and Upper Foley Subareas?

Option A: Retain the current densities of one dwelling unit per three acres or one dwelling unit per acre for the Upper Broad Run and Upper Foley subareas (status quo).

Option B: Revise Plan policies to allow densities up to 6.0 dwelling units north of Braddock Road and up to 4.0 dwelling units per acre south of Braddock Road consistent with the 1993 DSAMP policies. Under this option the land use mix would be consistent with the land use mix established for residential neighborhoods in the Suburban Policy Area which calls for a minimum 10 percent public and civic and a minimum 30 percent public parks and open space opposed to the 30 percent minimum called for in DSAMP for civic and public space.

Option C: Revise Plan policies to allow densities up to 4 dwelling units per acre consistent with the current policies for the Suburban Policy Area. Under this option the land use mix for residential neighborhoods in the Suburban Policy Area would also be applied to the Upper Broad Run and Upper Foley subareas.

Staff Recommends: Pending a full analysis of the services, transportation, and environmental impacts of potential future development, staff recommends increased residential densities in the two subareas with linkage criteria as discussed in Issue Paper 4.

WORKFORCE HOUSING (Issue Paper 5)

How can affordable communities be achieved with increased development in the Upper Broad and Upper Foley Subareas?

Option A: Maintain existing policies and programs.

Option B: Provide a set of policies and design guidelines for the Upper Broad Run and Upper Foley subareas to encourage and facilitate the development of affordable and workforce housing (e.g., mixed-income communities, variety of lot sizes and housing types, accessory dwelling types, design innovations to lower the cost of producing housing, and the development of incentives).

Option C: Recommend that the Zoning Ordinance be revised so that it incorporates the amended policies and design guidelines in the Revised General Plan that encourage affordable and workforce housing, and provides a set of incentives (e.g., density bonuses, expedited review of applications, and fee waivers) to encourage developers in the Upper Broad Run and Upper Foley subareas to provide affordable and workforce housing.

Option D: Recommend that Article VII of the Zoning Ordinance (Administration and Regulation of Affordable Dwelling Unit Developments) be amended to include workforce housing requirements.

Option E: Develop a programmatic approach to workforce housing by either establishing a new, voluntary Workforce Housing program or expanding the existing ADU Program.

Staff recommends: A combination of Policy Options B and C in order to develop policies and zoning regulations that encourage the development of affordable and workforce housing. This market-oriented approach will not require the County to establish and operate a workforce housing program.